043.0	0007	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	764,300 / 764,300
					USE VALUE:	764,300 / 764,300
					ASSESSED:	764,300 / 764,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1	-3	PARK ST PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KEEFE MICHAEL P/ LIFE ESTATE
Owner 2:	KEEFE JAMES
Owner 3:	
Street 1:	3 PARK ST PL
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KEEFE MICHAEL P & JAMES -
Owner 2:	-
Street 1:	3 PARK STREET PLACE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,688 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1865, having primarily Vinyl Exterior and 2165 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4688.000	315,800		448,500	764,300
Total Card	0.108	315,800		448,500	764,300
Total Parcel	0.108	315,800		448,500	764,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 353.11 | /Parcel: 353.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 30674
GIS Ref:
GIS Ref:
Insp Date: 02/12/19

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 043.0-0007-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	316,600	0	4,688.	448,500	765,100	765,100	Year End Roll	12/18/2019
2019	104	FV	333,400	0	4,688.	476,500	809,900	809,900	Year End Roll	1/3/2019
2018	104	FV	333,400	0	4,688.	347,600	681,000	681,000	Year End Roll	12/20/2017
2017	104	FV	312,900	0	4,688.	302,700	615,600	615,600	Year End Roll	1/3/2017
2016	104	FV	312,900	0	4,688.	257,900	570,800	570,800	Year End	1/4/2016
2015	104	FV	261,700	0	4,688.	252,300	514,000	514,000	Year End Roll	12/11/2014
2014	104	FV	261,700	0	4,688.	207,400	469,100	469,100	Year End Roll	12/16/2013
2013	104	FV	272,000	0	4,688.	197,300	469,300	469,300		12/13/2012

!3699!

PRINT

Date	Time
12/10/20	18:52:50

LAST REV

Date	Time
05/14/19	14:49:15
apro	
3699	

USER DEFINED

Prior Id # 1:	30674
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KEEFE MICHAEL P	70788-441		3/28/2018	Convenience	1	No	No		Michael P Keefe 1/2 interest --> life estate
KEEFE MICHAEL &	60318-39		10/24/2012	Convenience	1	No	No		
KEEFE BRIDGET	19204-207		7/19/1986			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/2/2008	304	Re-Roof	5,500			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
2/12/2019	Inspected	PT	Paul T
12/8/2018	MEAS&NOTICE	CC	Chris C
1/6/2009	Meas/Inspect	345	PATRIOT
4/1/2000	Inspected	197	PATRIOT
3/3/2000	Mailer Sent		
3/3/2000	Measured	268	PATRIOT
8/21/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4688		Sq. Ft.	Site		0	80.	1.20	1									448,510						448,500	

Total AC/HA: 0.10762 | Total SF/SM: 4688 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 448,510 | Spl Credit | Total: 448,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1865	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	20	%
Partition:	N - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	3	Rating:	Fair

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.19573808
Const Adj.:	0.87153316
Adj $ / SQ:	145.898
Other Features:	106900
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	457635
Depreciation:	141867
Depreciated Total:	315768

COMMENTS

OF= 2 SHOWERS AND 1 TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	M
Totals			
2	8	4	

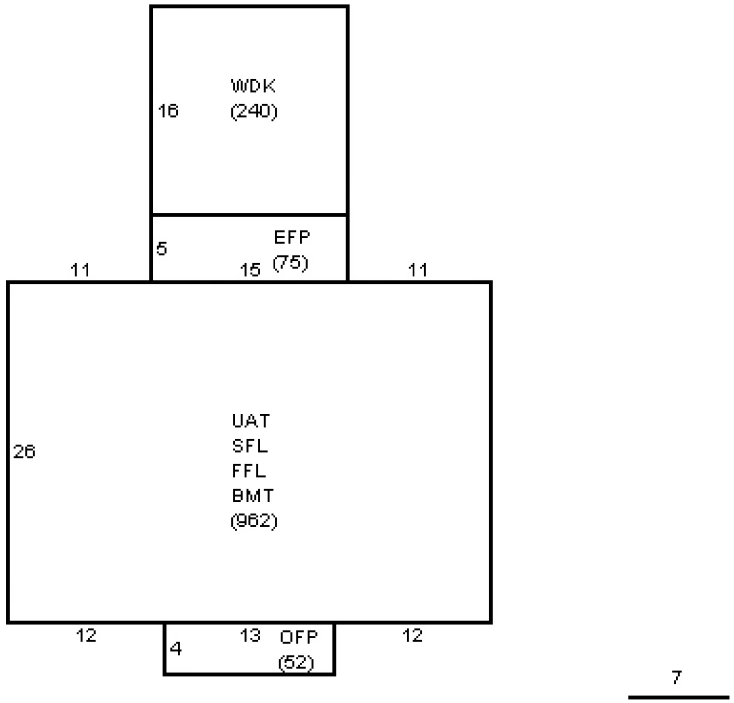
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	145.90
Special Features:	0	Val/Su Net:	90.38
Final Total:	315800	Val/Su SzAd	164.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	962	43.770	42,106
FFL	First Floor	962	145.900	140,353
SFL	Second Floor	962	145.900	140,353
UAT	Upper Attic	241	81.700	19,649
WDK	Deck	240	8.860	2,127
EFP	Enclos Porch	75	55.360	4,152
OFP	Open Porch	52	38.350	1,994
	Net Sketched Area:	3,494	Total:	350,734
Size Ad	1924	Gross Are	4215	FinArea 2165

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 043.0-0007-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2000	0.00	T	15.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	